152.0	0007	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,325,200 / 1,325,200
					USE VALUE:	1,325,200 / 1,325,200
					ASSESSED:	1,325,200 / 1,325,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPENCER JAY DYLAN & JANA Y.L.
Owner 2:	LIANG EVELYN
Owner 3:	
Street 1:	69 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A -
Owner 2:	-
Street 1:	98 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,940 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Vinyl Exterior and 4250 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5940.000	846,600		478,600	1,325,200
Total Card	0.136	846,600		478,600	1,325,200
Total Parcel	0.136	846,600		478,600	1,325,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 311.85 | /Parcel: 311.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 100973

GIS Ref

GIS Ref

Insp Date 05/03/18

PREVIOUS ASSESSMENT

Parcel ID 152.0-0007-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	216,800	0	5,917.	478,000	694,800	694,800	Year End Roll	12/18/2019
2019	101	FV	182,000	0	5,917.	448,100	630,100	630,100	Year End Roll	1/3/2019
2018	101	FV	182,000	0	5,917.	370,500	552,500	552,500	Year End Roll	12/20/2017
2017	101	FV	182,000	0	5,917.	340,600	522,600	522,600	Year End Roll	1/3/2017
2016	101	FV	182,000	0	5,917.	310,700	492,700	492,700	Year End	1/4/2016
2015	101	FV	170,600	0	5,917.	304,700	475,300	475,300	Year End Roll	12/11/2014
2014	101	FV	170,600	0	5,917.	283,200	453,800	453,800	Year End Roll	12/16/2013
2013	101	FV	170,600	0	5,917.	269,500	440,100	440,100		12/13/2012

!11936!

PRINT

Date	Time
12/11/20	02:03:47

LAST REV

Date	Time
05/20/20	08:52:02
apro	
11936	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,	74213-116		2/28/2020		1,425,000	No	No		
DI DONATO ANDRE	72496-191		4/24/2019	Estate/Div	600,000	No	No		
DI DONATO EUGEN	36847-521		10/29/2002	Family	1	No	No		Graziano F Capodilupo dod 3/26/2018
	19212-537		7/1/1988		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2019	1630	Heat App	8,500	C				
6/25/2019	949	Addition	180,000	O				gut reno +add 2nd

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2020	SQ Returned	JO	Jenny O
4/17/2020	SQ Mailed	MM	Mary M
5/3/2018	MEAS&NOTICE	BS	Barbara S
6/10/2015	Field Review	PT	Paul T
4/10/2009	Inspected	372	PATRIOT
1/15/2009	Measured	336	PATRIOT
12/16/1999	Mailer Sent		
11/22/1999	Measured	270	PATRIOT
7/13/1993		EH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	100973
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5940		Sq. Ft.	Site		0	80.	1.01	9									478,560						478,600	

Total AC/HA: 0.13636 | Total SF/SM: 5940 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 478,560 | Spl Credit | Total: 478,600

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.96507871
Const Adj.:	0.99989998
Adj $ / SQ:	120.623
Other Features:	130989
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	887471
Depreciation:	40824
Depreciated Total:	846647

COMMENTS

land area changed from deed.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 2		HB		

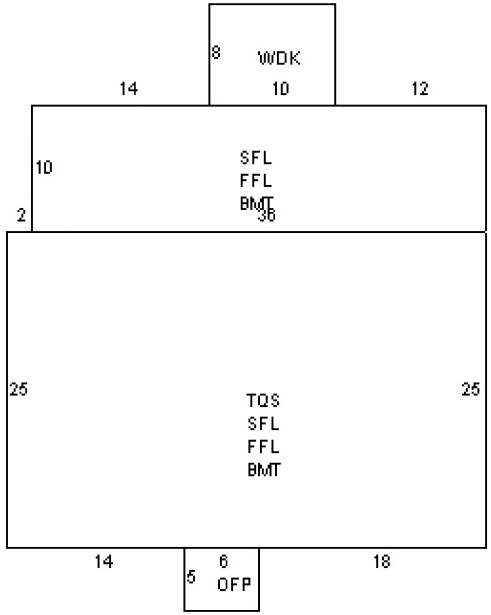
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	176.11
Special Features:	0	Val/Su Net:	178.12
Final Total:	846600	Val/Su SzAd	254.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,310	55.180	72,292
FFL	First Floor	1,310	120.620	158,016
SFL	Second Floor	1,310	120.620	158,016
TQS	3/4 Story	713	120.620	85,944
WDK	Deck	80	16.000	1,280
OFP	Open Porch	30	44.000	1,320
	Net Sketched Area:	4,753	Total:	476,868
Size Ad	3332.5	Gross Are	4990	FinArea 4250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	70		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0007-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: